

# Great 2 rooms with balcony close to Hügelpark

📍 1130 Wien, Proximity: Larohegasse, Hügelpark

€ 1.390,-/month



## Plans



## About Property

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This very nice apartment is situated on 2nd floor of a modern building in green and silent neighbourhood of 13th district.

### LOCATION

The area offers very good infrastructure nearby: shops, restaurants, supermarkets etc can be reached by a short walk or by tram

### PUBLIC TRANSPORT

10,60,U4

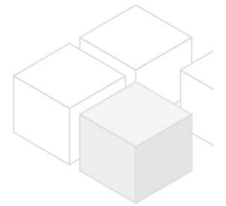
### PROPERTY

The apartment features on 60m<sup>2</sup> living space following rooms:

- .entree
- .living dining room with west sided balcony
- .kitchen
- .bedroom
- .bathroom with tub
- .separate toilet.

### EQUIPMENT

- .wooden and marble floors
- .alarm system
- .basement storage
- .SAT-TV



### COSTS

rent: general maintenance costs and VAT included  
Additional monthly costs: € 130,00 for heating  
deposit: € 4500,00

## General

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Propertynumber	5650
Property type	Wohnung

## Costs

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net rent	€ 1.123,64
gross rent	€ 1236
operating cost	€ 154
total rent	€ 1.390,-

## Keyfacts

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living area	60m <sup>2</sup>
rooms	2

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bedroom	1
bath	1
WC	1
Property age	Neubau
condition	sehr gut
Available from	1.12.2024
Contract type	befristet

## Furnishing

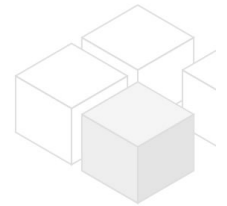
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type of heating	Zentralheizung
Flooring	Parkettboden
parking	Garage
kitchen	ja
balcony	ja
elevator	ja
Satellitenfernsehen	ja

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	59
HWB Energieklasse	C
Gültig bis	28.01.2020



## Lage

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Verkehrsanbindung	10, 60, U4
Nähe	Larochegasse, Hügelpark